

CHAPTER 02-32 BUFFERS

Section: 02-32 Buffers

Definitions: See Chapter 02-02 Definitions¹

Purpose: To interrupt vision and diffuse the transmission of sound between non-residential and residential agricultural uses and the “greening” of the City.

Buffering and Landscaping: Requirements are at locations where the side and/or rear property lines of a lot used for non-residential purposes abuts a residential and/or agricultural residential zone or at locations otherwise required.

The following plants shall be approved for such purpose of buffering, but shall not be exclusive of other plants which may be suitable; provided that they can form a hardy screen, dense enough and high enough both to interrupt vision and to diffuse the transmission of sound:

Street Trees / Name Species

Acer ginnala / Amur Maple
Acer Spicatum
Eastern Mountain Maple
Glossy Privet
Newport flowering plum
Kwanzan Japanese
Flowering Cherry
Crataegus Laeuigata
English Hawthorn
Autumn Glory
Paulii – Coccinea Flore Plena
Flowering Cranapple
Dolgo Crabapple
Common Haptice
Hedge Maple
Ginko

Street Trees / Name Species

Japanese Flowering Crabapple
Roseybloom Crab
Bechtel Crab (Klem’s Improved)
Snowdrift Crab
Redbud Crab
New Mexico Locust
Mugo Pine
Purple-leaf Sand Cherry
Japanese Tree Lilac
Nannyberry Uiburnum
Dwarf Norway Spruce
Eastern Redbud
Black Hawthorn
Goldenrain Tree
Bradford Callery Pear

Said strip shall be planted and maintained in a healthy, growing condition by the property owner. No Such buffer strip shall, however, extend nearer to a street right-of-way line than the established building setback line of the adjoining lot. The owner of said buffer area is also required to erect a permanent wall or fence of not less than six feet in height.

Except as provided above, the natural topography of the land shall be preserved. The natural growth shall not be disturbed beyond that which is necessary to prevent a nuisance, or to thin such natural growth where too dense for normal growth, or to remove diseased, misshapen, or dangerous and decayed timbers. However, a slope easement may

¹ Amended 08/24/2017

be cleared and graded where required to prevent soil erosion; provided such easement shall be immediately replanted upon completion of easement improvements.

Such buffer strip shall not be used for parking or a structure other than a fence, wall or drainage improvements required by the City. However, a buffer area may be used for vehicular access and utility easements (only if such uses are provided approximately perpendicular to the greater distance to the buffer area) and for drainage improvements required by the city based upon competent engineering studies which show such improvements to be necessary.